



## *Memorandum*

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** August 11, 2005

---

**COUNCIL DISTRICT:** 7

**SNI AREA:** Tully/Senter

**SUBJECT: PDC04-111. PLANNED DEVELOPMENT REZONING FROM IP INDUSTRIAL PARK TO LI(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 58,555 SQUARE FEET OF INDUSTRIAL AND COMMERCIAL SUPPORT USES ON A 3.86 GROSS ACRE SITE. LOCATED ON THE EAST SIDE OF SENTER ROAD, APPROXIMATELY 200 FEET NORTHWESTERLY OF QUINN AVENUE.**

### **RECOMMENDATION**

The Planning Commission voted 5-0-2 (Platten and Zito absent) to recommend that the City Council approve the proposed rezoning.

### **BACKGROUND**

On August 10, 2005, the Planning Commission held a public hearing to consider a Planned Development Rezoning from IP Industrial Park to A(PD) Planned Development to allow up to 58,555 square feet of industrial and commercial support uses on a 3.86 gross acre site.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. The proposed project was considered as a consent calendar item. There was no discussion by the Planning Commission. No one from the public spoke either in favor of or in opposition to the project.

The Planning Commission then closed the public hearing and recommended approval of the proposed rezoning.

August 11, 2005

**Subject: PDC04-111**

Page 2

### **PUBLIC OUTREACH**

Staff presented the General Plan amendment and proposed rezoning for the subject site to the Tully-Senter Strong Neighborhood Coalition on November 4, 2004 and February 3, 2005. The attendees had no objection to the proposal. They expressed the need for additional commercial uses because there has been residential development approved within proximity of the subject site.

The property owners received a notice of the Mitigated Negative Declaration. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site as well as published in the San José Post Record and the San José Mercury News. The Planning Commission Agenda is posted on the City of San José web site with copies of the staff report. Staff has been available to discuss the proposal with members of the public.

### **CEQA**

Mitigated Negative Declaration, File Numbers: GP04-07-03 & PDC04-111

### **COORDINATION**

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.



STEPHEN M. HAASE  
Secretary, Planning Commission

cc: The LoBue Living Trust, Attn: Victor LoBue, 20100 Black Road, Los Gatos, CA 95033  
Green Valley Corporation, DbA Barry Swenson Builder, Attn: Aaron Barger,  
777 North First Street, 5<sup>th</sup> Floor, San Jose, CA 95112

Attachment

Revised General Development Plan Notes